

- KEY NOTES**
- 1 STANDARD 4" CONCRETE PAVEMENT WITH LIGHT BROOM FINISH.
 - 2 6" CURBED LANDSCAPE PLANTER, SEE DETAIL 06/L1.2
 - 3 WORK COMPLETED UNDER PHASE 1 AND PHASE 2 CONTRACT
 - 4 IN GROUND BIKE RACK, SEE DETAIL
 - 5 DECORATIVE FENCE, WALL, AND COLUMN. SEE DETAIL 01/L1.2 & 03/L1.2
 - 6 NOT USED
 - 7 RAISED PEDESTRIAN CROSSING, CONCRETE APPROACH WITH PAVER "RAILROAD" INLAY. SEE DETAIL 05/L1.1 02/L1.2 AND 05/L1.2
 - 8 NOT USED
 - 9 FLUSH PAVER CROSS WALK WITH "RAILROAD" INLAY PATTERN.

01 The Depot at Spring Mill Station - Phase 3
OVERALL SITE LANDSCAPE PLAN

L1.0 1"=30'-0"



L/A P/P
design group, llc
landscape
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+
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Consultants

Project Info

The Depot at
Spring Mill Station

Phase 3

Westfield, IN

Seal

Drawing Scope

**OVERALL SITE
LANDSCAPE PLAN**

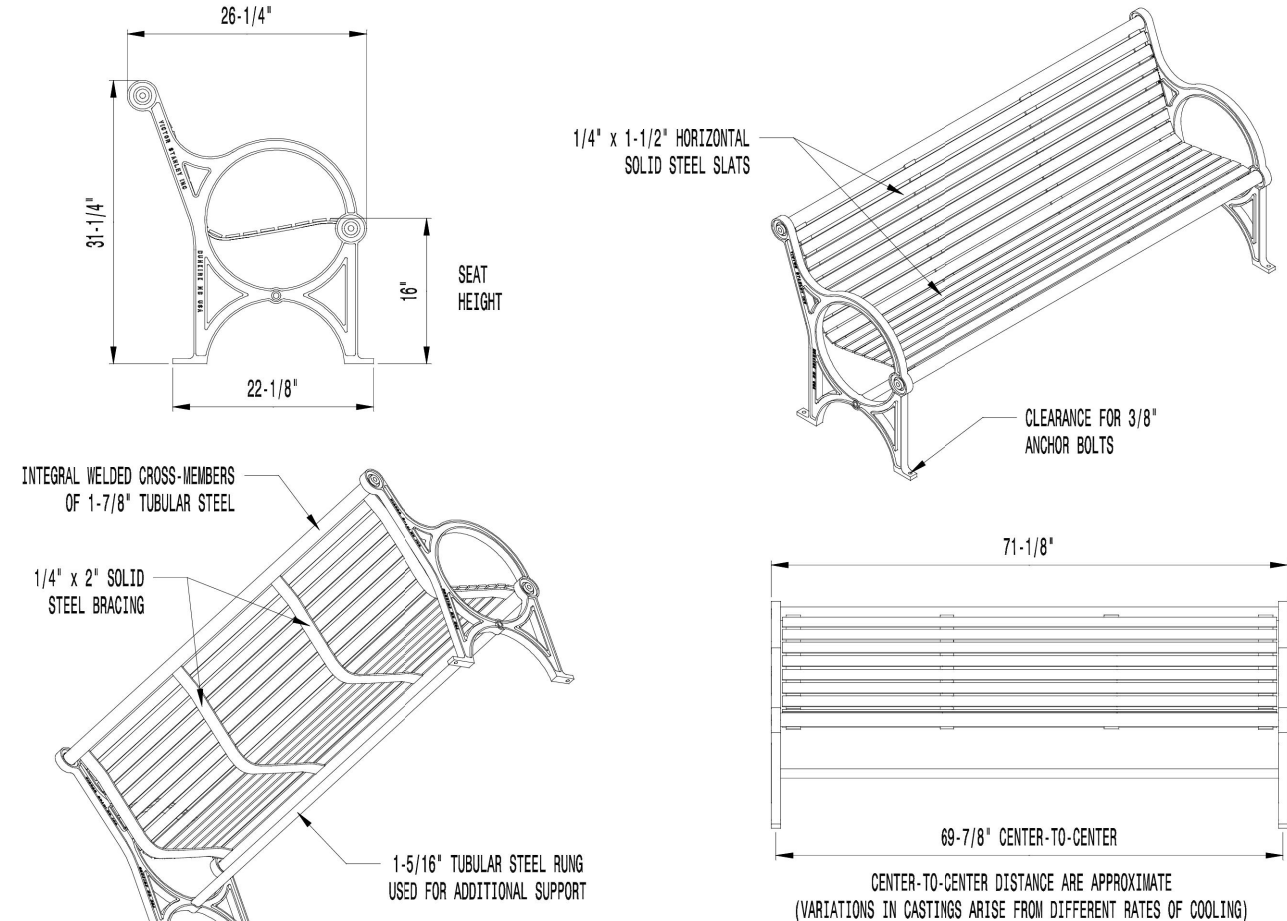
Drawing Info

Drawn: JML
Checked: JML
Date: 06/30/2023
Project No: 23520
Revision: 09/01/2023
09/29/2023

Sheet No.

L1.0

* ALL DIMENSIONS ARE IN INCHES *



AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,
CUSTOM COLORS (INCLUDING THE RAL RANGE)
INTERMEDIATE & CENTER ARMRESTS
4", 6", & 8" AVAILABLE WITH OPTIONAL ARMRESTS

LENGTHS
STANDARD 4'
STANDARD 6' LENGTH SHOWN
STANDARD 8'

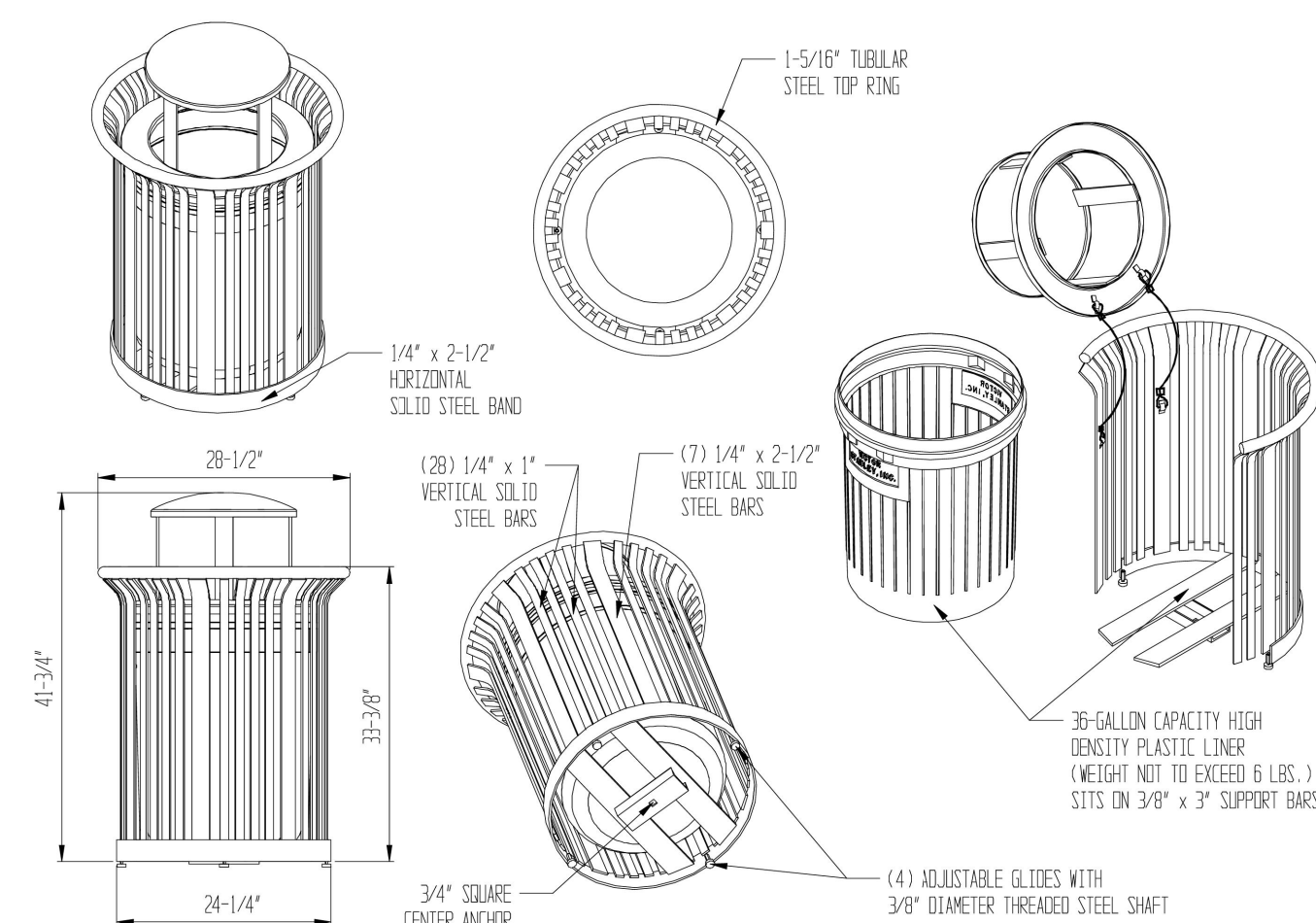
NOTES:

1. DUCTILE IRON CASTINGS COME WITH A TEN YEAR WARRANTY AGAINST BREAKAGE.
2. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
3. ALL FABRICATED METAL COMPONENTS ARE STEEL, SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.G. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICROINS).
4. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
6. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
7. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
8. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.



BENCH WITH DUCTILE IRON END FRAMES
SHOWN: STANDARD 6-FOOT LENGTH

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REV. 10/22/12 DRAWN L.O.L. 2012-885



AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)
CUSTOM PLAQUES & DECALS
AVAILABLE WITH STEEL PLAQUES IN VARIOUS SIZES AND PRESSURE SENSITIVE VINYL OUTDOOR DECALS.

LIDS

STANDARD TAPERED FORMED LID. AVAILABLE WITH OPTIONAL S-2A FORMED COME (AS SHOWN). S-2A FORMED COME WITH STAINLESS STEEL ASPHRYL AND DS-32 FORMED COME WITH SELF-CLOSING COVER.

SECURITY

LID IS SECURED WITH VINYL COATED GALVANIZED STEEL AIRCRAFT CABLE. CABLE IS LOOPED AROUND WELDED IN PLACE ATTACHMENT BRACKETS AND CRIMPED IN PLACE.

NOTES:

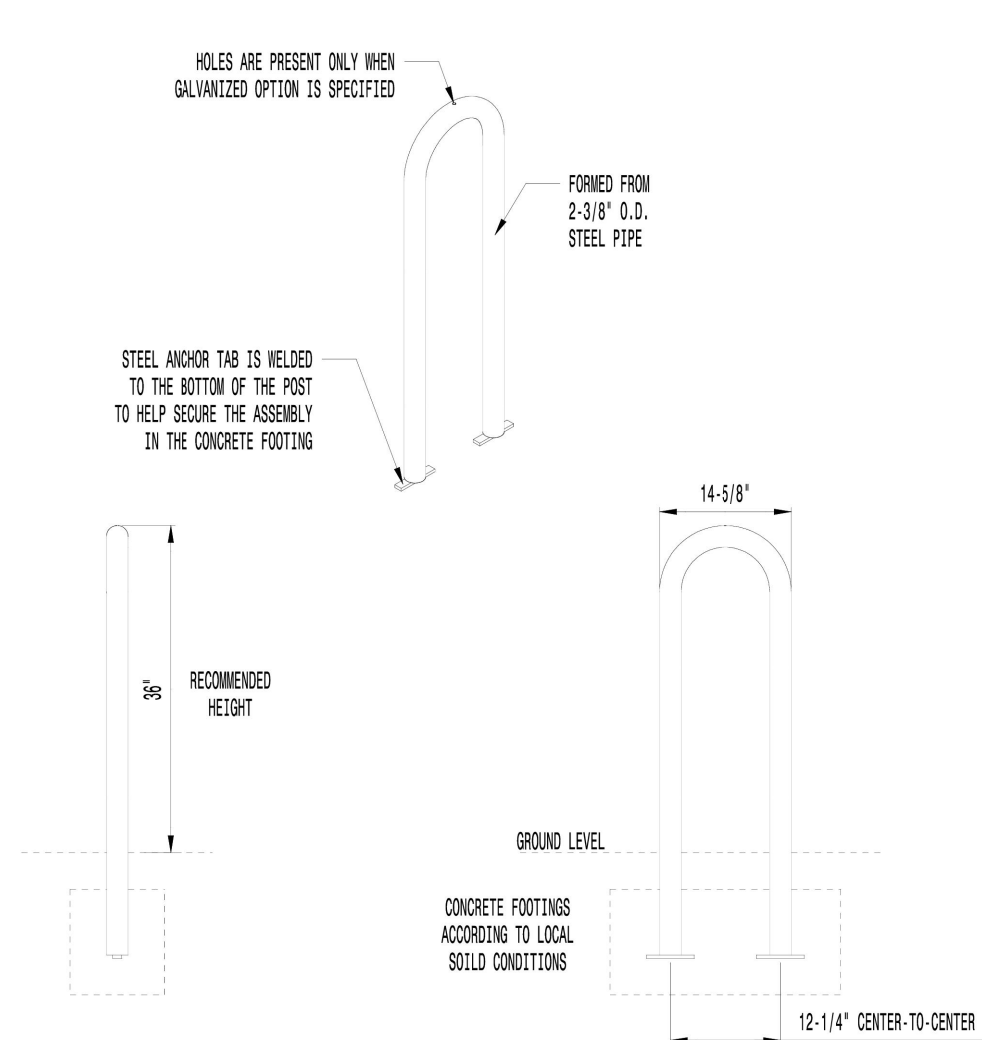
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3. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. VICTOR STANLEY, INC. PLASTIC INNER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL WELDED JOINTS, INTEGRAL HANDLES, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE IMPROVING LONG SERVICE LIFE.
5. ANCHOR BOLT NOT PROVIDED BY VICTOR STANLEY, INC.
6. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
7. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
8. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.



36-GALLON LITTER RECEPTACLE
SHOWN: OPTIONAL DS-32 FORMED COME LID

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* ALL DIMENSIONS ARE IN INCHES *



AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,
CUSTOM COLORS (INCLUDING THE RAL RANGE)

NOTES:

1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL, SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.G. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICROINS).
3. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED IN THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 800°F (480°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH. THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
5. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
6. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.



BIKE RACK
SHOWN: STANDARD IN-GROUND MOUNT

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01 The Depot at Spring Mill Station 6' METAL BENCH

L1.1

N.T.S.

02 The Depot at Spring Mill Station TRASH RECEPTACLE

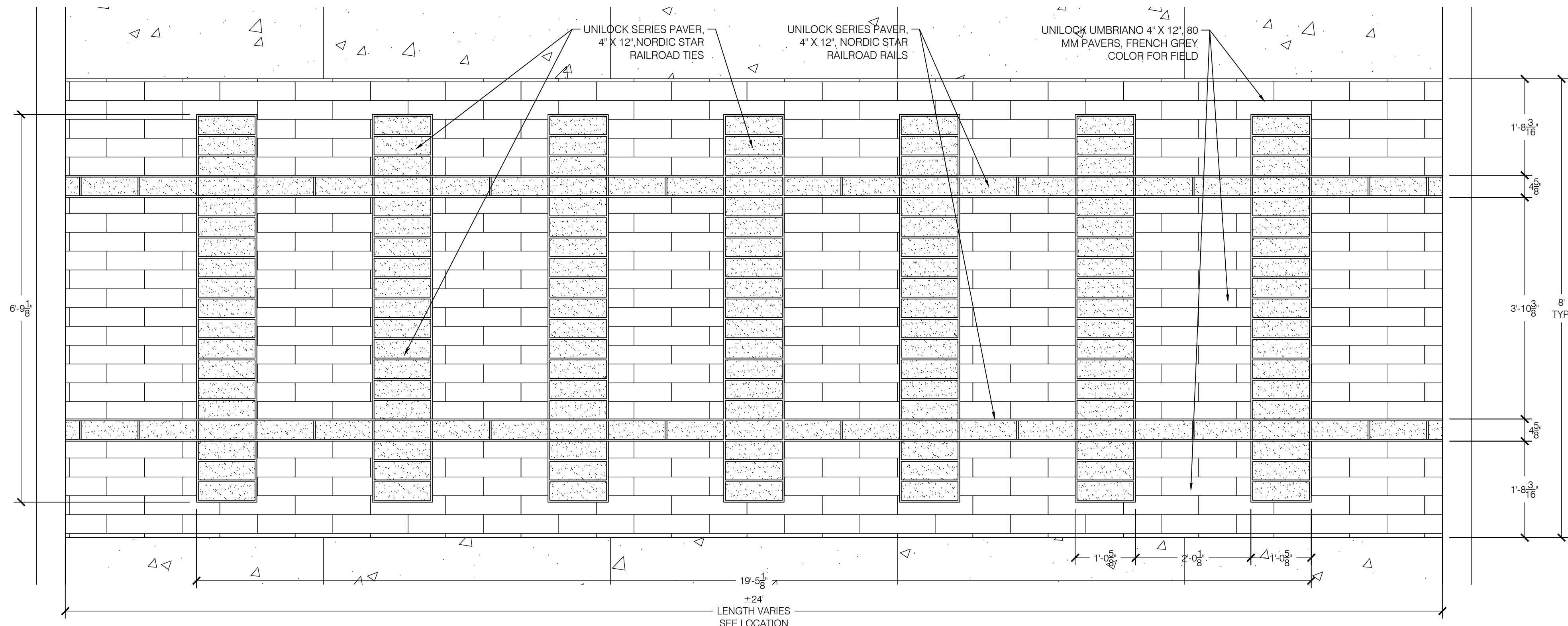
L1.1

N.T.S.

03 The Depot at Spring Mill Station BIKE RACK

L1.1

N.T.S.



04 The Depot at Spring Mill Station ENLARGED PAVER CROSSWALK

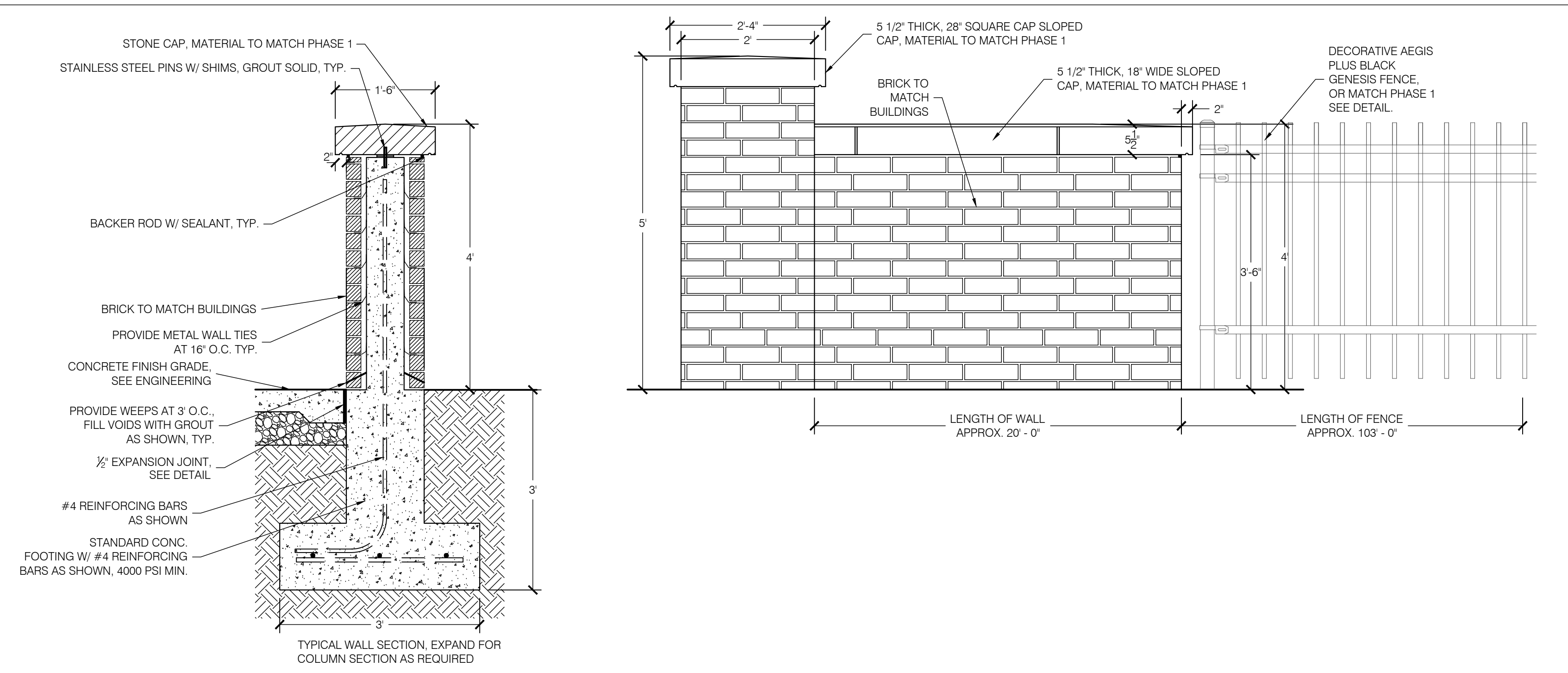
L1.1

3/4" = 1'-0"

05 The Depot at Spring Mill Station ENLARGED TRAIL LOGO

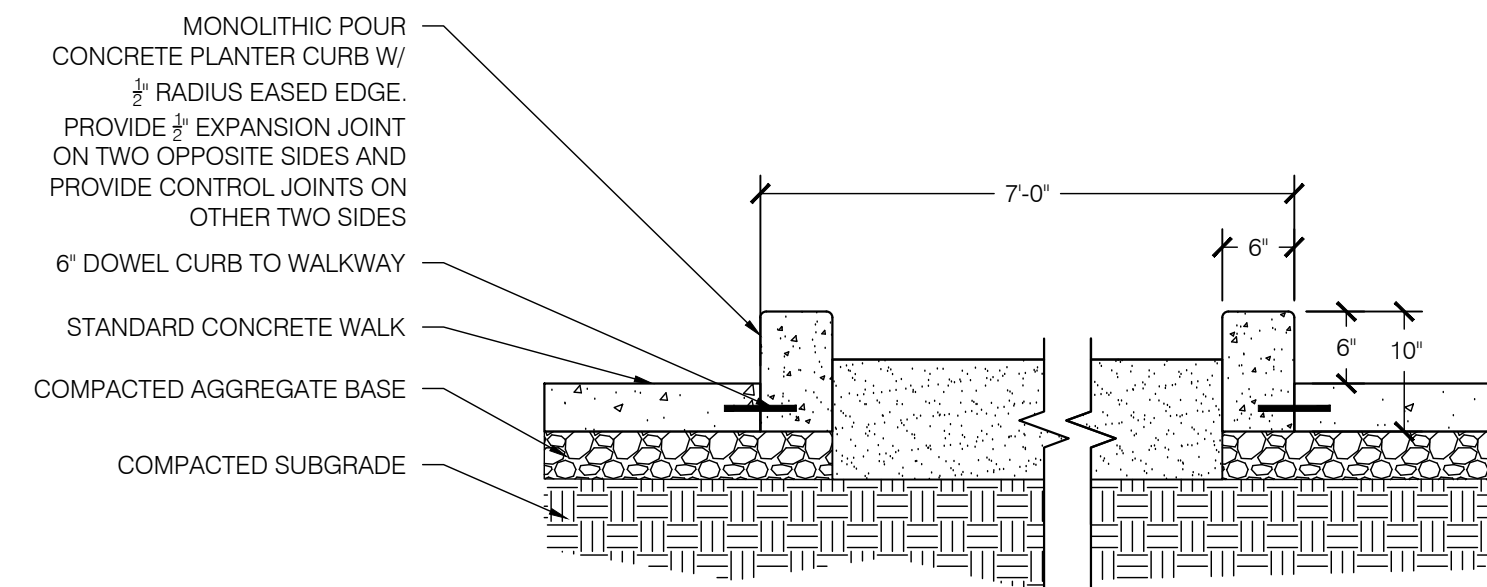
L1.1

3/4" = 1'-0"



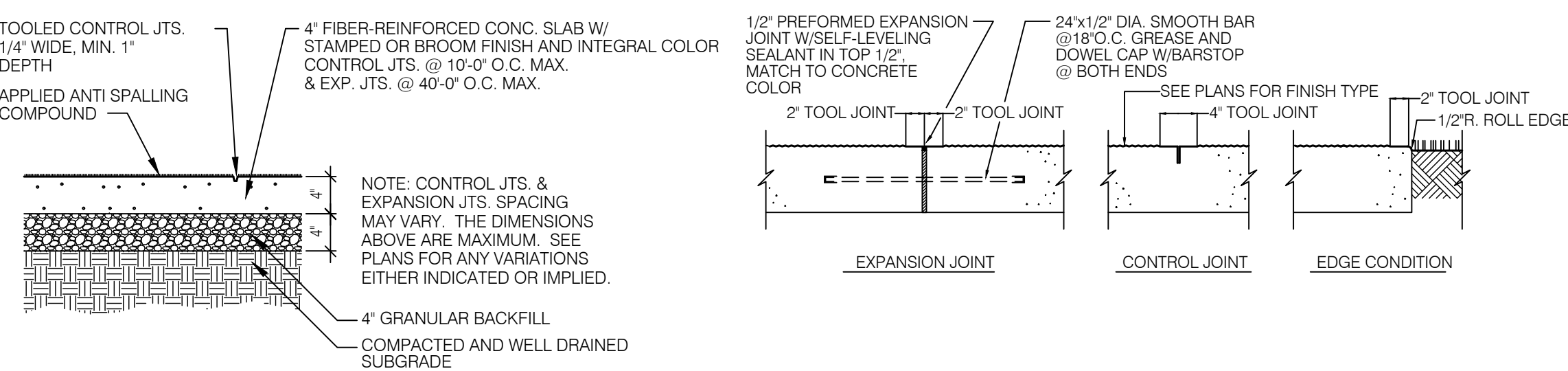
03 The Depot at Spring Mill Station
DECORATIVE FENCE, COLUMN, WALL SECTION AND ELEVATION

L1.2 3/4" = 1'-0"



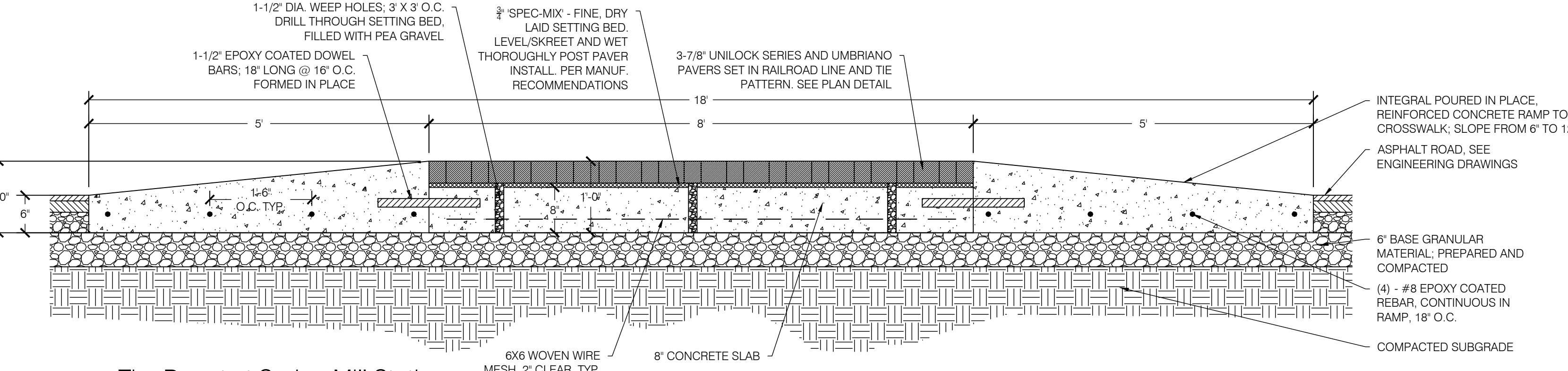
06 PLANTER CURB SECTION

L1.2 3/4" = 1'-0"



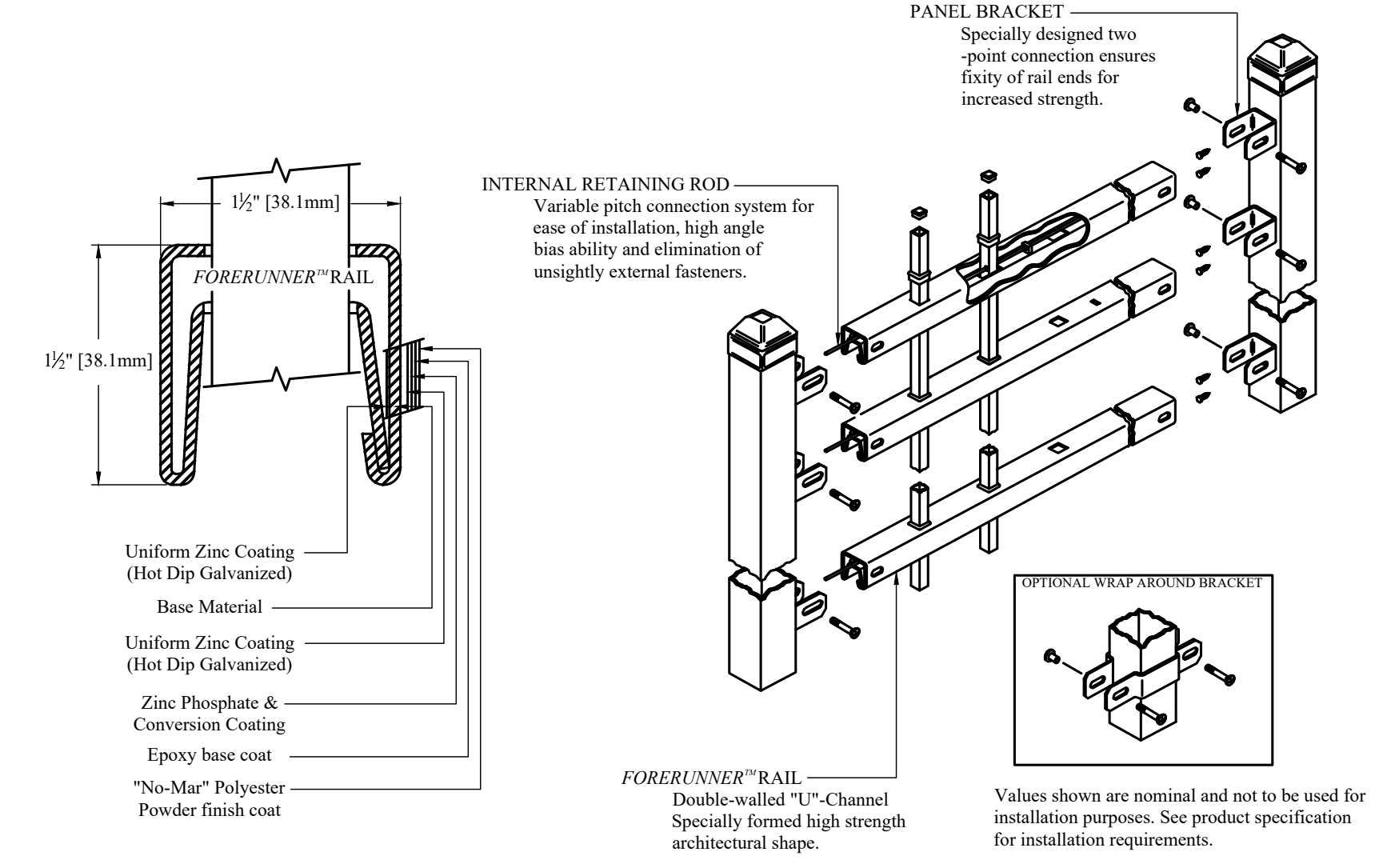
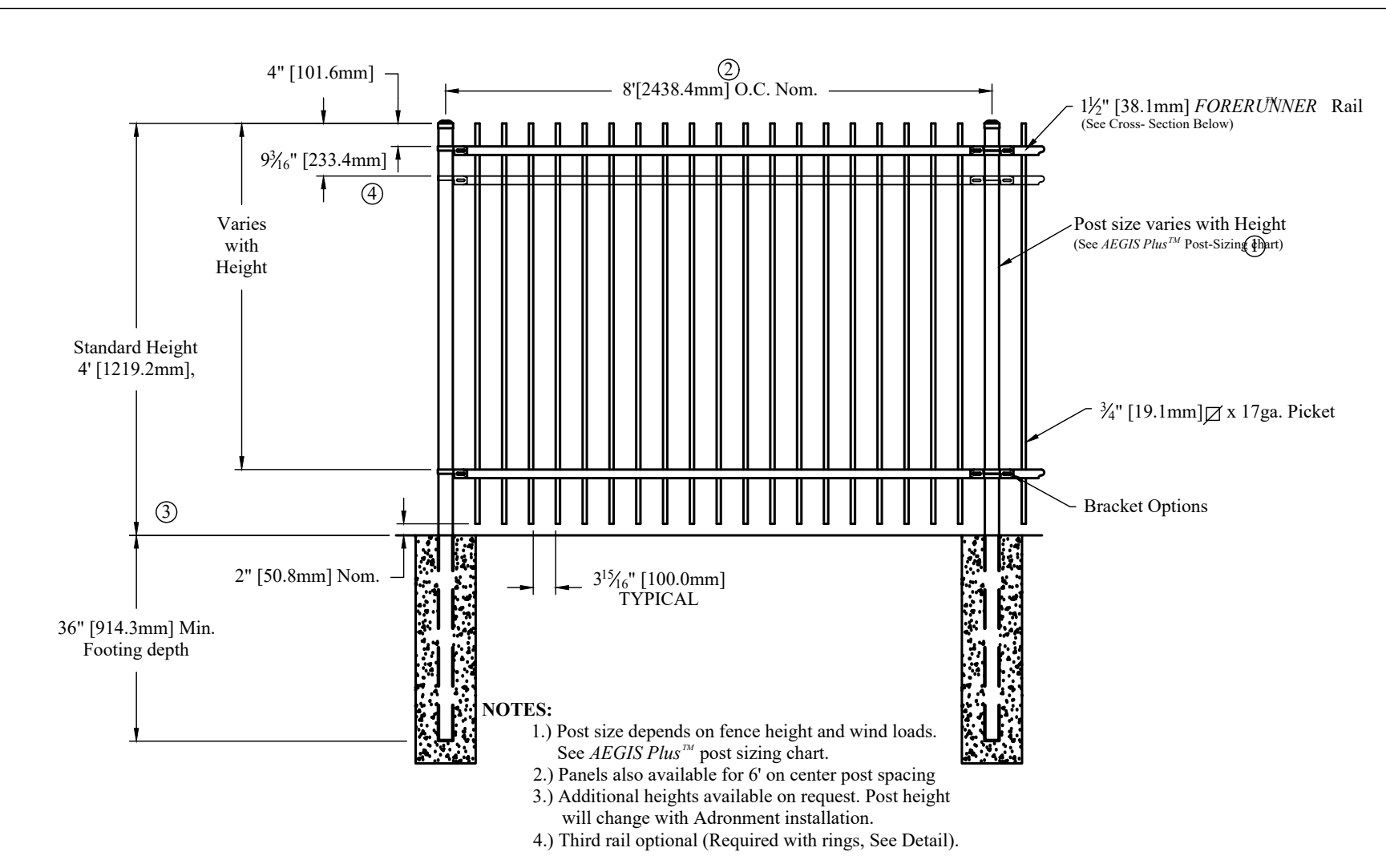
04 The Depot at Spring Mill Station
TYPICAL CONCRETE DETAILS

L1.2 N.T.S.



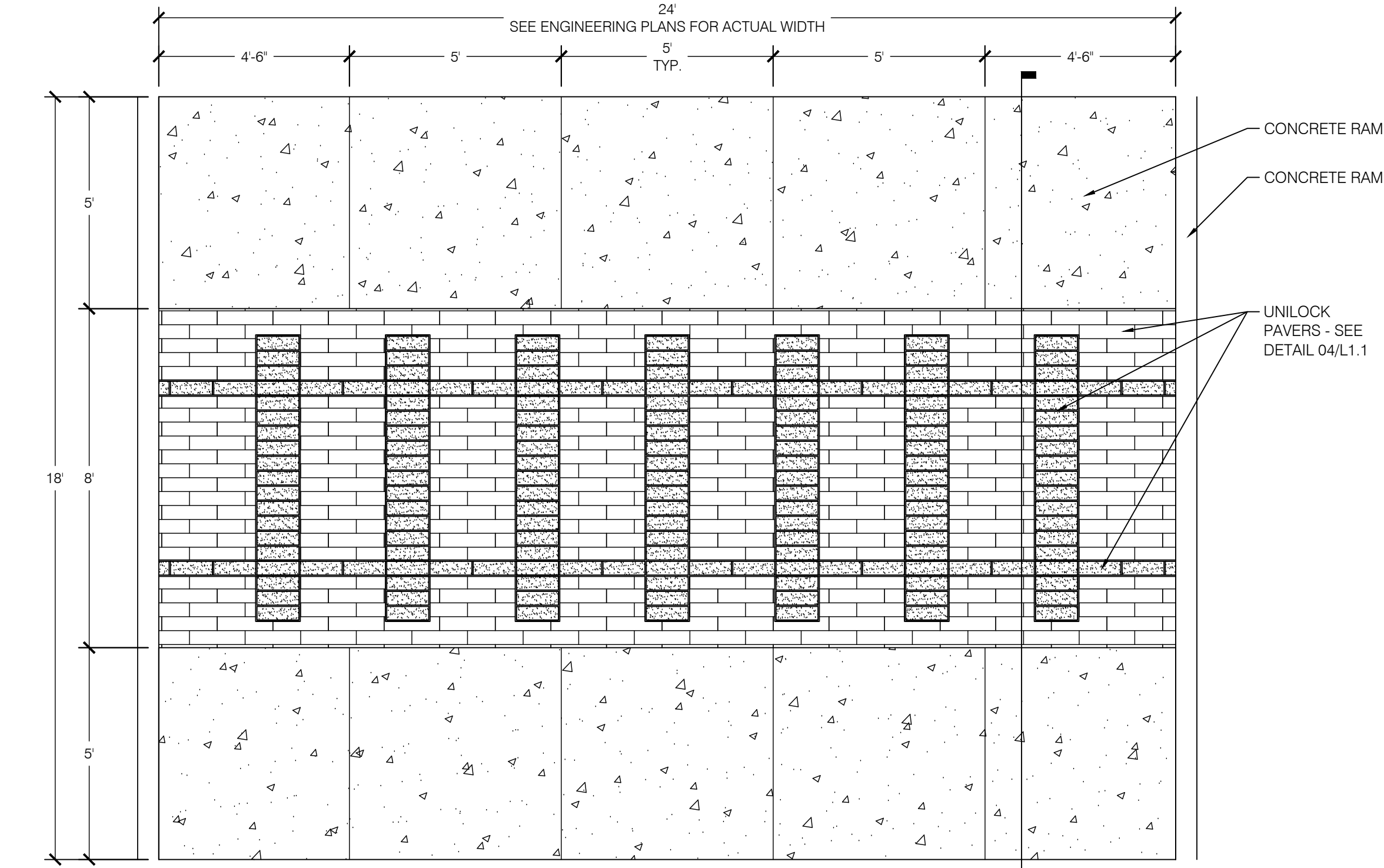
02 The Depot at Spring Mill Station
RAISED PEDESTRIAN CROSSWALK SECTION

L1.2 3/4" = 1'-0"



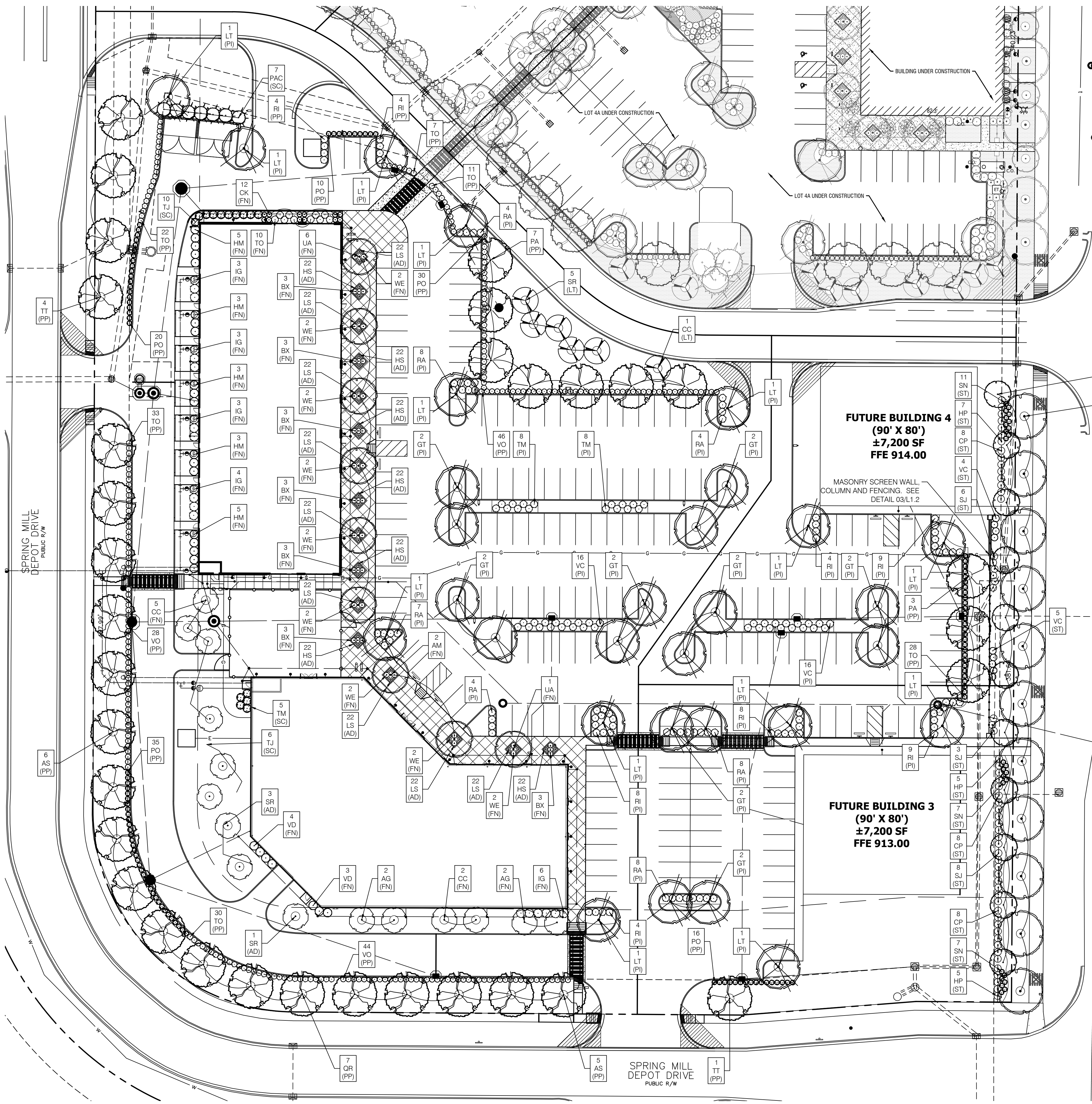
01 The Depot at Spring Mill Station
AEGIS PLUS BLACK GENESIS FENCE DETAIL

L1.2



05 The Depot at Spring Mill Station
RAISED PEDESTRIAN CROSSWALK PLAN

L1.2 3/8" = 1'-0"



| KEY | QTY | SCIENTIFIC NAME | COMMON NAME | SIZE | TYPE | SPACING | MUTURE | REMARKS |
|-----|-----|---|------------------------------------|----------|-----------|-----------------------|--------|------------------------------|
| AG | 4 | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 2" CAL. | Orna. | AS SHOWN 20' Hx 15' W | | Specimen |
| AM | 2 | Acer griseum | Paperbark Maple | 2" CAL. | Orna. | AS SHOWN 20' Hx 15' W | | Specimen |
| AS | 11 | Acer saccharum | Sugar Maple | 2" CAL. | Shade | AS SHOWN 50' Hx 30' W | | 8' Height min. |
| BX | 21 | Buxus microphylla 'Green Mountain' | Littleleaf Boxwood | 18" H.T. | Shrub | 36" O.C. | | F.T.B. |
| CC | 8 | Cercis canadensis | Eastern Redbud | 2" CAL. | Orna. | AS SHOWN 30' Hx 25' W | | Specimen |
| CK | 12 | Calamagrostis acutiflora 'Karl Forester' | Karl Forester's Feather Reed Grass | #2 | Grass | 18" O.C. | | F.T.B. |
| CP | 24 | Chamaecyparis pisifera 'Golden Mop' | Golden Mop Cypress | 18" H.T. | Shrub | 36" O.C. | | F.T.B. |
| GB | 11 | Ginkgo biloba 'Autumn Gold' | Autumn Gold Ginkgo | 2" CAL. | Shade | AS SHOWN 45' Hx 30' W | | 8' Height min./Male Only |
| GT | 16 | Gleditsia triacanthos 'Skyline' | Skyline Honey Locust | 2" CAL. | Shade | AS SHOWN 45' Hx 35' W | | 8' Height min. |
| HM | 19 | Hydrangea macrophylla 'Nikko Blue' | Big Leaf Nikko Blue Hydrangea | 18" H.T. | Shrub | 36" O.C. | | F.T.B. |
| HP | 17 | Hypericum perforatum | St. John's Wort Hypericum | 18" H.T. | Shrub | 36" O.C. | | F.T.B. |
| HS | 110 | Hyperocalis | Daylily | #1 | Perennial | 18" O.C. | | F.T.B. |
| IG | 19 | Ilex glabra 'Compacta' | Compact Inkberry | 18" H.T. | Shrub | 4" O.C. | | F.T.B. |
| LS | 198 | Liriodendron tulipifera | Lilyturf | #1 | Grass | 12" O.C. | | F.T.B. |
| LT | 21 | Liriodendron tulipifera | Tulip Poplar | 2" CAL. | Shade | AS SHOWN 60' Hx 35' W | | 8' Height Min. |
| MJ | 11 | Magnolia x 'Jane' | Jane Magnolia | 2" CAL. | Orna. | AS SHOWN 15' Hx 10' W | | F.T.B. |
| PA | 10 | Platanus x acerifolia 'Bloodgood' | London Planetree | 2" CAL. | Shade | AS SHOWN 50' Hx 40' W | | 8' Height min. |
| PAC | 7 | Picea abies 'Cupressina' | Columnar Norway Spruce | 6' H.T. | Shrub | 36" O.C. | | F.T.B. |
| PO | 111 | Physocarpus opulifolius | Summer Wine Ninebark | 18" H.T. | Shrub | 36" O.C. | | F.T.B. |
| QR | 7 | Quercus rubra | Northern Red Oak | 2" CAL. | Shade | AS SHOWN 45' Hx 30' W | | 8' Height min. |
| RA | 43 | Rhus aromatica 'Gro-Low' | Gro-Low Sumac | 18" H.T. | Shrub | 4" O.C. | | F.T.B. |
| RI | 50 | Ribes a. 'Green Mound' | Green Mound Currant | 18" H.T. | Shrub | 4" O.C. | | F.T.B. |
| SJ | 17 | Spiraea nipponica 'Snow mound' | Snow mound Spirea | 18" H.T. | Shrub | 36" O.C. | | F.T.B. |
| SN | 25 | Spiraea japonica 'Neon Flash' | Neon Flash Spirea | 18" H.T. | Shrub | 36" O.C. | | F.T.B. |
| SR | 9 | Syringa reticulata 'Ivory Silk' | Ivory Silk Tree Lilac | 2" CAL. | Orna. | AS SHOWN 30' Hx 30' W | | Specimen |
| TJ | 10 | Thuja occidentalis 'Skybound' | Skybound Arborvitae | 5' H.T. | Shrub | 15' Hx 3' W | | F.T.B. |
| TM | 21 | Taxus x media 'Densiformis' | Dense Yew | 18" H.T. | Shrub | 36" O.C. | | F.T.B. |
| TO | 141 | Thuja occidentalis 'Golden Globe' | Golden Globe Arborvitae | 18" H.T. | Shrub | 4" O.C. | | F.T.B. |
| TT | 5 | Tilia tomentosa 'PM 6051' | Green Mountain Linden | 2" CAL. | Shade | AS SHOWN 40' Hx 30' W | | 8' Height min. |
| UA | 7 | Ulmus x 'Frontier' | Frontier Elm | 2" CAL. | Shade | AS SHOWN 40' Hx 30' W | | 8' Height min./Narrow Spread |
| VC | 41 | Viburnum carlesii 'Compactum' | Korean Spice Viburnum | 18" H.T. | Shrub | 4" O.C. | | F.T.B. |
| VO | 7 | Viburnum dentatum 'Chicago Lustre' | Arrowwood | 18" H.T. | Shrub | 5" O.C. | | F.T.B. |
| VO | 118 | Viburnum opulus 'Compactum' | European Cranberry Viburnum | 18" H.T. | Shrub | 4" O.C. | | F.T.B. |
| WE | 18 | Weigela florida 'Variegata' | Variegated Weigela | 18" H.T. | Shrub | 36" O.C. | | F.T.B. |

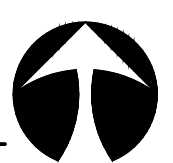
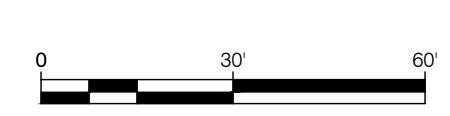
LEGEND

| SYMBOL | DESCRIPTION | PLANT QUANTITY | PLANT TYPE | REQ. LOCATION |
|--------|---------------------------------------|----------------|------------|---------------|
| (AD) | ADDITIONAL PLANTING - NOT REQUIRED | 4 AG (SY) | | |
| (LT) | MINIMUM LOT STANDARD REQUIREMENTS | | | |
| (FN) | FOUNDATION REQUIREMENTS | | | |
| (SC) | SCREENING REQUIREMENTS | | | |
| (PI) | PARKING LOT INTERIOR REQUIREMENTS | | | |
| (PE) | PARKING LOT EXTERIOR REQUIREMENTS | | | |
| (ST) | EXTERNAL STREET FRONTAGE REQUIREMENTS | | | |

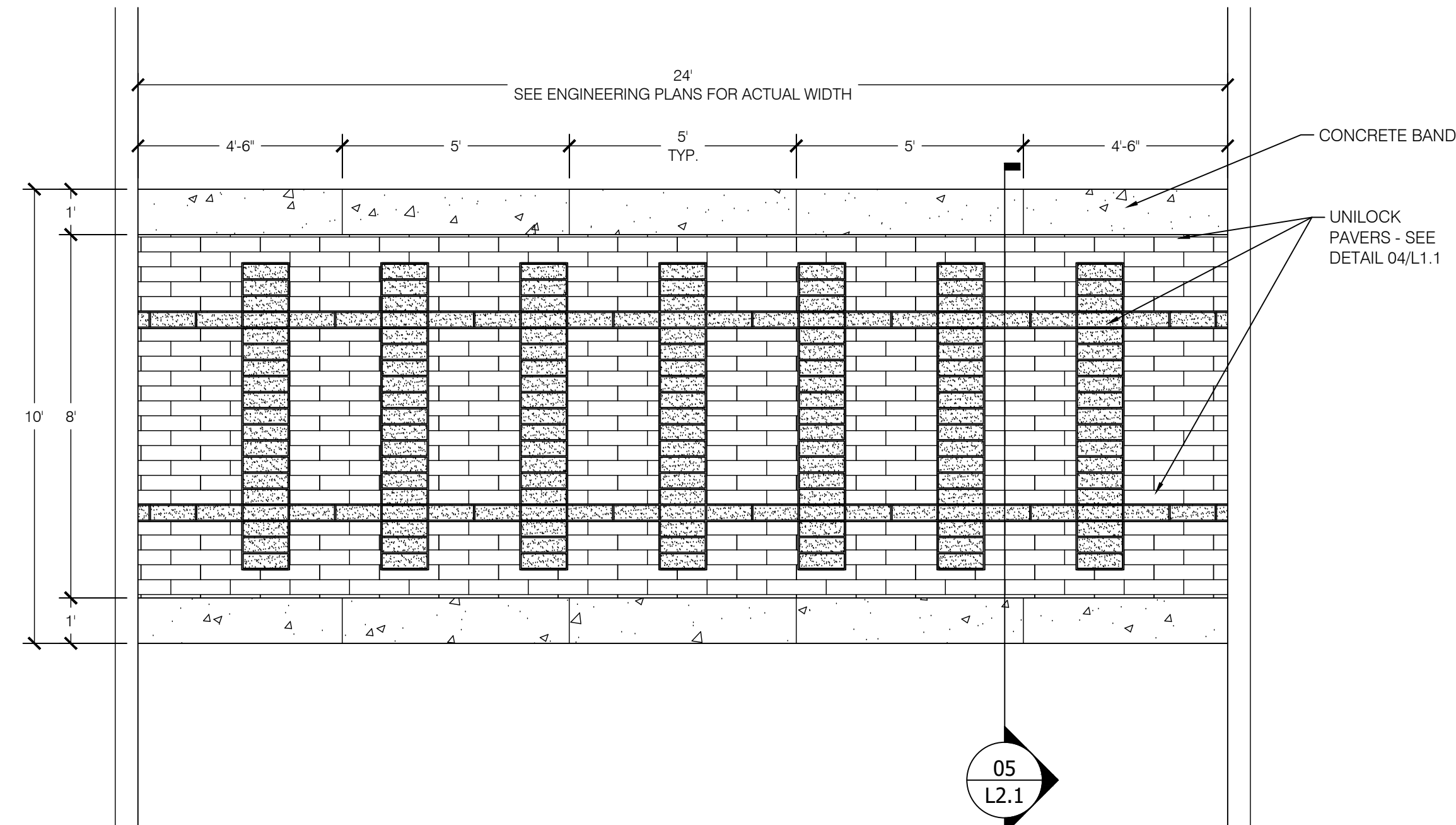
REQUIREMENTS

| | |
|------|--|
| (PI) | PARKING INTERIOR REQUIREMENTS |
| | 1 TREE + 4 SHRUBS PER ISLAND REQUIRED |
| | 1 TREE + 4 SHRUBS PER ISLAND PROVIDED |
| (PE) | PARKING LOT EXTERIOR REQUIREMENTS |
| | 1 TREE PER 30' REQUIRED + 1 SHRUB PER 3' |
| | 965' OF PERIMETER : 32 TREES + 322 SHRUB REQ'D |
| | 32 TREES + 322 SHRUBS PROVIDED |
| (FN) | FOUNDATION REQUIREMENTS |
| | 1 SHRUB/ ORNAMENTAL TREE PER 12 LF |
| | 1,273 LF PERIMETER FOUNDATION |
| | 107 SHRUB/ ORNA REQUIRED |
| | 84 SHRUBS + 23 ORNAMENTAL PROVIDED |
| (ST) | STREET FRONTAGE REQUIREMENT |
| | 366 LF SPRING MILL ROAD |
| | PER 100 LF = 3.66 |
| | 3 SHADE/EVERGREEN TREES = 11 PROVIDED |
| | 2 ORNAMENTAL TREES = 11 PROVIDED |
| | 25 SHRUBS = 92 SHRUBS PROVIDED |
| (LT) | MINIMUM LOT STANDARD REQUIREMENTS |
| | 5.55 ACRES BLOCK A PHASE III = 5.55 TIMES |
| | PER ACRE REQUIREMENT |
| | 10 SHADE TREES = 55.5 REQUIRED, 60 PROVIDED |
| | 10 ORNAMENTAL = 55.5 REQUIRED, x PROVIDED |
| | 25 SHRUBS = 138.5 REQUIRED, 140 PROVIDED |
| | PARKING LOT ISLAND REQUIREMENTS |
| | 77,000 SF PARKING LOT AREA |
| | 10% OF PARKING LOT IN LANDSCAPE ISLANDS |
| | 7,700 SF REQUIRED ISLAND AREA |
| | 8,000+ SF PROVIDED ISLAND AREA |

01 The Depot at Spring Mill Station - Phase 3
OVERALL SITE LANDSCAPE PLAN

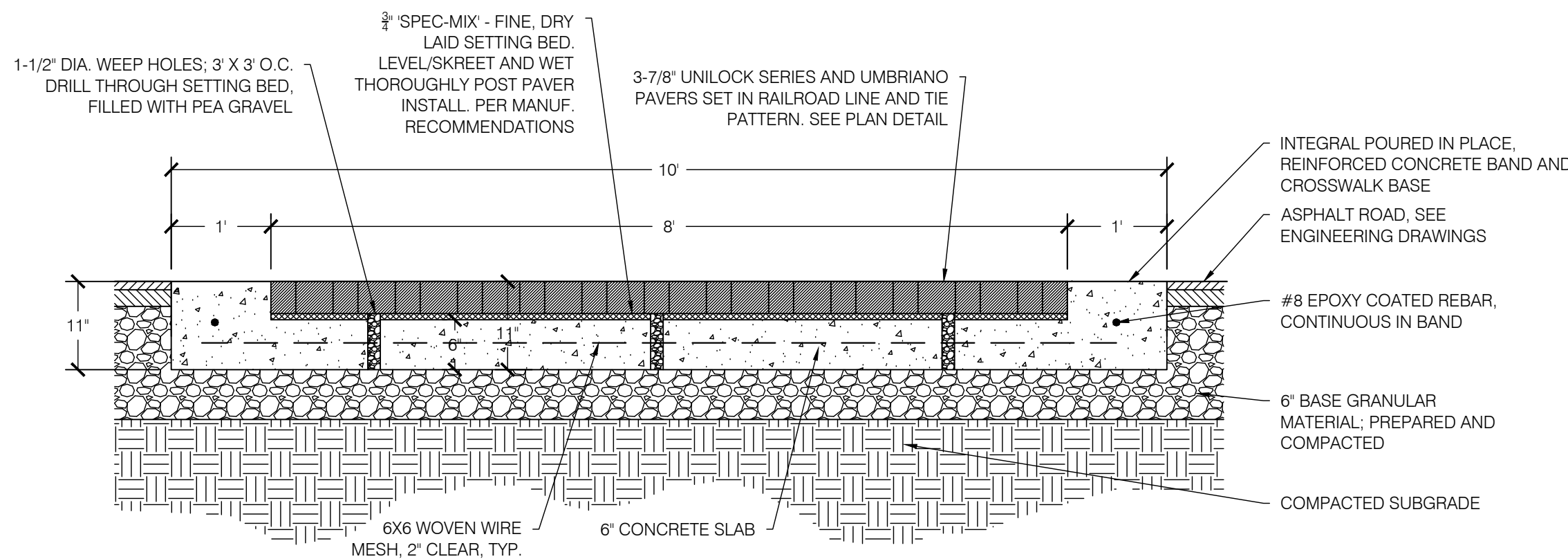


Know what's below.
Call before you dig.



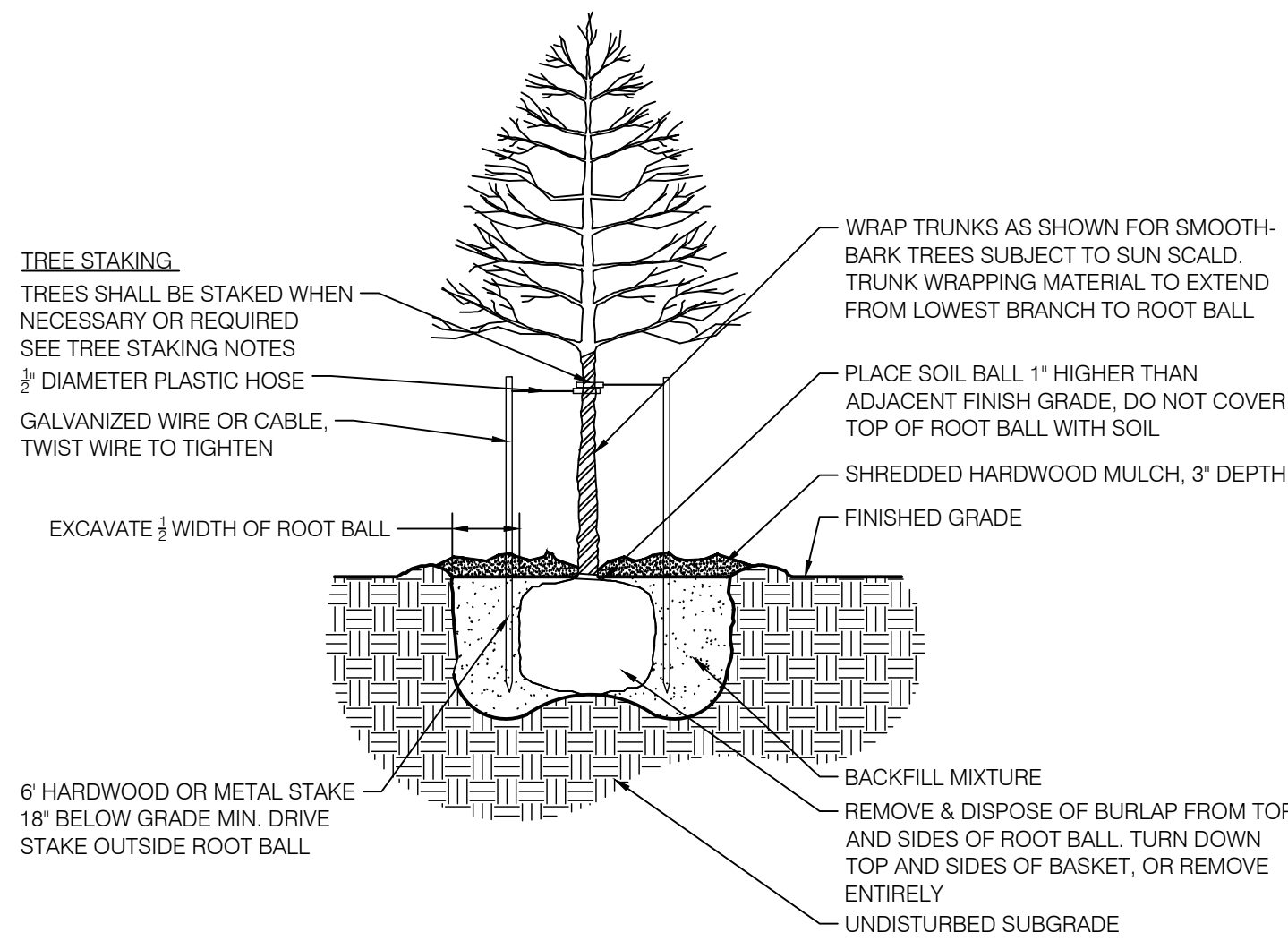
04 The Depot at Spring Mill Station FLUSH PEDESTRIAN CROSSWALK PLAN

L2.1 3/8" = 1'-0"



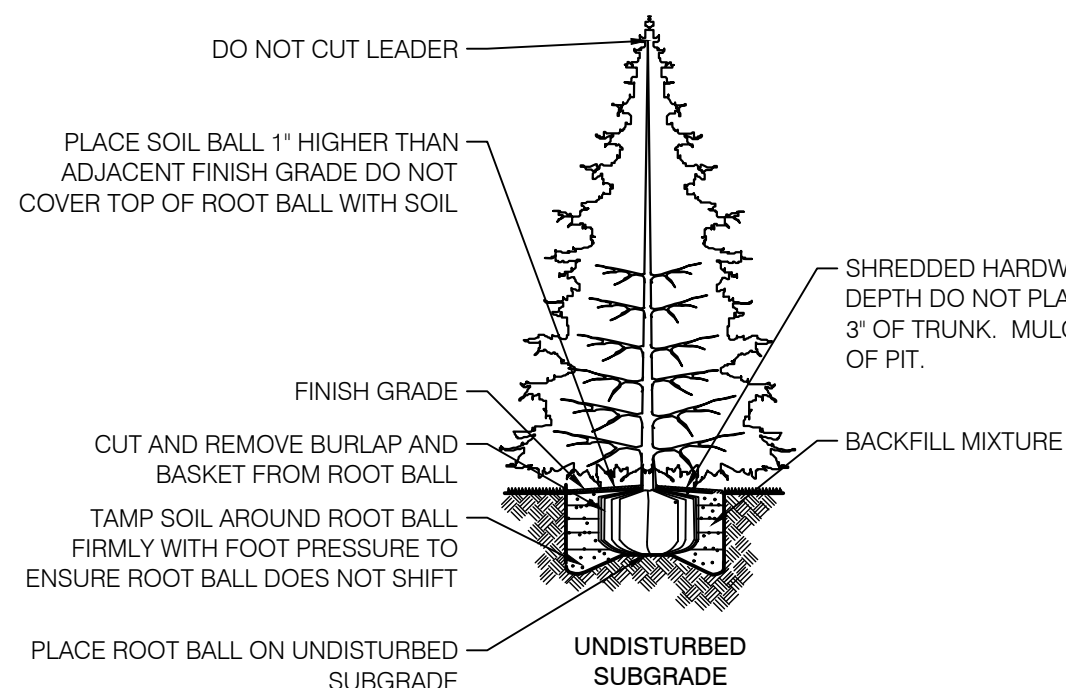
05 The Depot at Spring Mill Station FLUSH PEDESTRIAN CROSSWALK SECTION

L2.1 3/4" = 1'-0"



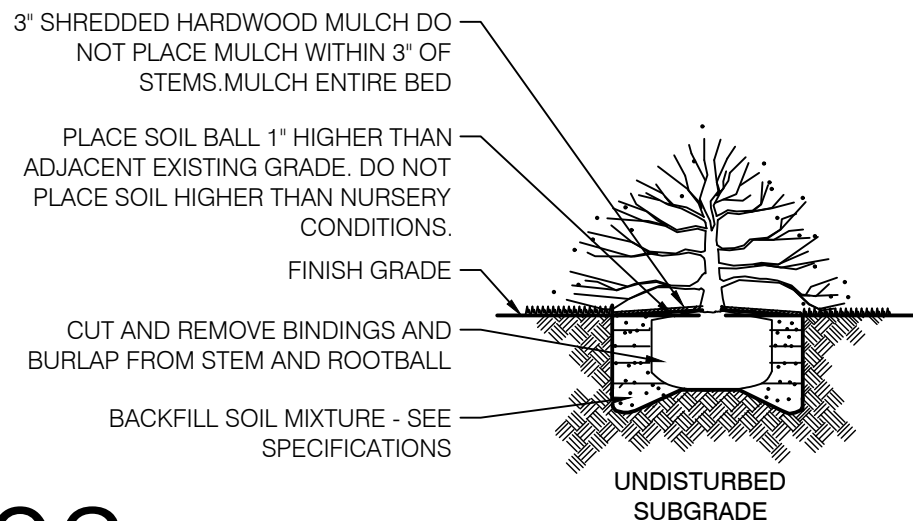
01 DECIDUOUS TREE

PLANTING DETAIL - NOT TO SCALE



02 EVERGREEN TREE

PLANTING DETAIL - NOT TO SCALE



03 SHRUB

PLANTING DETAIL - NOT TO SCALE

NOTES

GENERAL NOTES:

- ALL UTILITIES SHALL BE LOCATED AND MARKED/FLAGGED PRIOR TO BEGINNING WORK. RELOCATE PLANTS FROM OVER OR UNDER UTILITIES. RELOCATION SHALL BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- UTILITY LOCATION NOTE: ALL LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON INFORMATION SUPPLIED BY EITHER THE CIVIL ENGINEER, SURVEYOR, OWNER, AND/OR MEASURED IN THE FIELD. IF DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO BEGINNING WORK.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PREPARATION, MATERIALS, DELIVERY, INSTALLATION AND INITIAL MAINTENANCE FOR THE LANDSCAPE PORTION OF THE PROJECT AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE OWNERS REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR THEIR PORTION OF WORK.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNERS REPRESENTATIVE.
- CLEAN UP ALL DEBRIS AND REMOVE FROM SITE. REPAIR ALL DAMAGED OR DISTURBED AREAS CAUSED BY LANDSCAPE WORK.
- TOPSOIL NOTE: TOPSOIL SHALL BE FRABLE, NATURAL LOAM, SURFACE SOIL AND FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, LITTER, ROOTS, STUMPS, STONES, AGRICULTURAL AND DOMESTIC FERTILIZERS, CHEMICALS, HERBICIDES, AND OTHER EXTRANEUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH AND THE ENVIRONMENT. WASTE SOILS, BORROW, OR HEAVY CLAY BASED SOILS WILL NOT BE ACCEPTED. TOPSOIL SHALL HAVE A PH VALUE OF 6.0 TO 7.4 AND AN ORGANIC VALUE OF 3% TO 5%. SUBMIT SOIL SAMPLES, PH LEVELS, AND NPK ANALYSIS PRIOR TO DELIVERY TO SITE.

PLANTING NOTES:

- REMOVE WEEDS, ORGANIC MATTER AND ROCKS LARGER THAN 1.5" FROM SOIL.
- BACKFILL FOR TREE PLANTING SHALL BE 75% TOPSOIL AND 25% ORGANIC COMPOST. TOP LAYER OF BACKFILL SHALL BE 100% OF SURROUNDING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- THE TOPS OF ALL TREE AND SHRUB ROOT BALLS TO BE PLACED A MAXIMUM OF ONE (1) INCH ABOVE FINAL GRADE. ALL TREES LOCATED OUTSIDE OF BEDS SHALL HAVE A MINIMUM SIX (6) FOOT DIAMETER NON-LIPPED SAUCER AROUND PLANTING PIT. ALL SAUCERS SHALL BE WEED AND GRASS FREE. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
- ALL TREE SAUCERS AND PLANTING BEDS SHALL RECEIVE MINIMUM OF THREE (3) INCHES GRADE A, SHREDDED HARDWOOD BARK MULCH. NO CYPRESS, WOOD CHIPS, ARTIFICIAL OR DYED MULCH ALLOWED.
- NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/ OWNERS REPRESENTATIVE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
- THE OWNER, OWNERS AGENT, OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS AT ANY TIME DURING THE COURSE OF THE PROJECT UNTIL PROJECT IS ACCEPTED BY THE OWNER.
- LANDSCAPE CONTRACTOR SHALL LAYOUT AND STAKE ALL PLANT LOCATIONS AS SHOWN ON THE DRAWINGS PRIOR TO INSTALLATION. OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE PLANT LOCATIONS FOR ACCURACY AND COMPLIANCE WITH DESIGN INTENT PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PLANTING OF SPECIFIED PLANTS AND MAINTAINING ALL PLANT MATERIALS IN AN ALIVE AND QUALITY CONDITION UNTIL ACCEPTANCE BY THE OWNER. THIS INCLUDES AS A MINIMUM: WATERING, WEEDING, INSECT AND DISEASE CONTROL, PRUNING OF DAMAGED OR UNSIGHTLY LIMBS, AND KEEPING PLANTS IN TRUE AND UPRIGHT POSITIONS.
- CONTRACTOR SHALL GUARANTEE AND WARRANT ALL PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL REPLACEMENTS SHALL BE PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. GUARANTEED WARRANTY REPLACEMENTS SHALL BE AS DIRECTED BY THE OWNER UNTIL FINAL ACCEPTANCE OF THE PROJECT FOLLOWING THE GUARANTEE PERIOD.

SODDING AND PREPARATION:

- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SOD. FINE GRADE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
- ALL SODDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6" TOPSOIL PRIOR TO SODDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
- LAWN SHALL BE SODDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f.
- WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
- FOLLOWING SODDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL DISTURBED LAWN AREAS SHALL BE SODDED AS NOTED AND AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.

SEEDING AND PREPARATION:

- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SEED. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
- ALL SEEDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6" TOPSOIL PRIOR TO SEEDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
- HYDROSEEDING IS ACCEPTABLE. APPLY WITH APPROVED EQUIPMENT DESIGNED FOR PROFESSIONAL HYDROSEEDING APPLICATIONS AT RECOMMENDED RATES.
- PROVIDE FRESH, CLEAN NEW-CROP PREMIUM GRADE SEED AND SEED MIXES AS FOLLOWS: (SUBMIT SEASONAL MIX ALTERNATIVE AS APPROPRIATE)
 - 40% KENTUCKY BLUEGRASS
 - 30% PERENNIAL RYE GRASS
 - 30% TURF TYPE TALL FESCUE
- APPLY SEED AT RATE OF MINIMUM 175 POUNDS PER ACRE (4 LBS./1000SF).
- SCARIFY SOIL TO DEPTH OF 3 INCHES PRIOR TO APPLICATION.
- LAWN SHALL BE SEEDDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f. APPLY SEED MIX AT SPECIFIED RATE, AND LIGHTLY RAKE INTO TOP 1/4 INCH OF SOIL.
- MULCH SEEDDED AREAS WITH STRAW MULCH AT RATE OF MINIMUM 1 1/2 TON PER ACRE (70 LBS./1000SF). CRIMP OR TACK STRAW MULCH TO REMAIN IN PLACE UNTIL COMPLETE GERMINATION OF SEED AND ESTABLISHED GROWTH. COORDINATE WITH EROSION CONTROL PLAN.
- WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
- FOLLOWING SODDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS.
- FOLLOWING GERMINATION, APPLY HERBICIDE TO ALL GRASS GROWTH IN PLANT MULCH AREAS.
- ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE RESEEDDED OR SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL DISTURBED LAWN AREAS SHALL BE SEEDDED AS NOTED AND AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.

TREE STAKING NOTES:

- CONTRACTOR TO STAKE WHEN NECESSARY OR REQUIRED, SUCH AS WIND PRONE AREAS OR UNSTABLE SOILS. STAKES SHALL BE PLACED IN MULCHED AREAS TO ALLOW FOR MOWING ADJACENT TURF.
- STAKING SHOULD NOT BE USED TO COMPENSATE FOR DAMAGED OR WEAK TRUNKS OR ROOT BALLS. THESE TREES SHOULD BE REJECTED.
- REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
- WIRES OR CABLE SIZES SHALL BE 14 to 12 GAUGE.
- TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE TO BE LONG ENOUGH TO ACCOMMODATE 1.5" OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
- TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

LEGEND

| SYMBOL | DESCRIPTION | PLANT QUANTITY PLANT TYPE REQ. LOCATION |
|--------|---------------------------------------|---|
| (AD) | ADDITIONAL PLANTING - NOT REQUIRED | |
| (LT) | MINIMUM LOT STANDARD REQUIREMENTS | |
| (FN) | FOUNDATION REQUIREMENTS | |
| (SC) | SCREENING REQUIREMENTS | |
| (PI) | PARKING LOT INTERIOR REQUIREMENTS | |
| (PE) | PARKING LOT EXTERIOR REQUIREMENTS | |
| (ST) | EXTERNAL STREET FRONTAGE REQUIREMENTS | |



Know what's below.
Call before you dig.